


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
OF
LAKE RIDGE COMMONS TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Lake Ridge Commons Townhome Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lake Ridge Commons.
2. The name of the Association: Lake Ridge Commons Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Dallas and Tarrant Counties, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lake Ridge Commons, recorded as Document No. 202200111450 in the Official Public Records of Dallas County, Texas, and as Document No. D222102597, Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Lake Ridge Commons Townhome Association, Inc., c/o Paragon Property Management Group, 2805 North Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Lake Ridge Commons Townhome Association, Inc., c/o Paragon Property Management Group
Mailing Address:	2805 North Dallas Parkway, Suite 400, Plano, TX 75093
Attn.:	Tamara Moore
Telephone Number:	469-498-6979
Email Address:	info@paragonpmg.com

7. Website to access the Association's dedicatory instruments:
<https://paragonpmg.cincwebaxis.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment (third-party buyer) - \$500.00

Working Capital Assessment (Homebuilder) - \$250.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**LAKE RIDGE COMMONS TOWNHOME ASSOCIATION,
INC.,**

a Texas nonprofit corporation

By: 38
Name: Bobby Samuel
Title: President

STATE OF TEXAS

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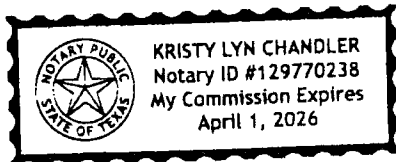
COUNTY OF Collin

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This instrument was acknowledged before me on the 20 day of April, 2022 by Bobby Samuel, the President of Lake Ridge Commons Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lake Ridge Commons, recorded as Document No. 202200111450 in the Official Public Records of Dallas County, Texas, and as Document No. D222102597 in the Official Public Records of Tarrant County, Texas.
2. Lake Ridge Commons Community Manual, recorded as Document No. 202200112370 in the Official Public Records of Dallas County, Texas, and as Document No. D222103410 in the Official Public Records of Tarrant County, Texas.
3. Lake Ridge Commons Adoption of Working Capital Assessment, recorded as Document No. 202200112362 in the Official Public Records of Dallas County, Texas, and as Document No. D222103416 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

LAKE RIDGE COMMONS TOWNHOME ASSOCIATION, INC.
MANAGEMENT CERTIFICATE